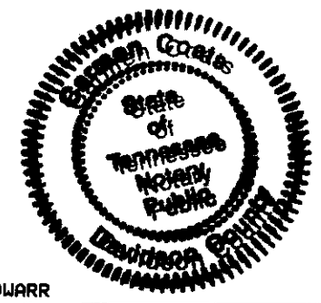
WARRANTY DEED



State of Tennessee)
County of Davidson)

G#3315-2

The actual consideration or value, whichever is greater, for this transfer is **$149,900.00**.

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2006.

Carmen Coats
Notary Public

My commission expires 3-21-09
My Commission Expires 3-21-09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/17/06 11:06 2 pgs
Fees:13.00 Taxes:554.63
20060717-0085565

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
VALENA WATSON	Valena Watson	**Map 149-03-0-B Parcel 024.00co**
2301 Broadview Drive	Same as address	
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANTHONY S. MARLOW and wife, SARAH TUCKER MARLOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VALENA WATSON, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Kendall Park, Phase One, as of record in Instrument No. 20000728-0074429, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Anthony S. Marlow, by Warranty Deed dated March 28, 2002, from Continental Development & Construction, Inc., of record in Instrument No. 20020404-0041214, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20000911-0089513, amended in Instrument No. 20010907-0097391, and corrected in Instrument No. 20030930-0143868, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

SARAH Tucker Marlow, spouse of the above named Anthony S. Marlow, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is IMPROVED (__X__) unimproved (____) property, known as: **2301 Broadview Drive, Nashville, TN 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **23rd** day of **June, 2006.**

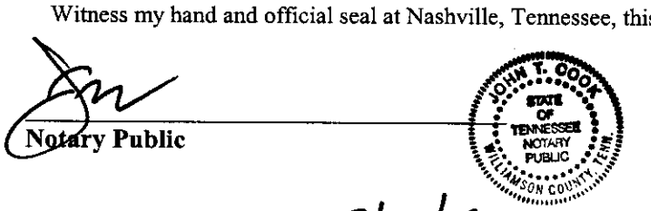
Anthony S. Marlow
ANTHONY S. MARLOW

Sarah Tucker Marlow
SARAH TUCKER MARLOW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANTHONY S. MARLOW and wife, SARAH TUCKER MARLOW ,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **June, 2006.**



Notary Public

My Commission Expires: 3/22/09